

# Planning Committee

7 November 2025

Agenda item number 13

## Decisions made by officers under delegated powers

Report by Development Manager

### Summary

This report sets out the delegated decisions made by officers on planning applications from 01 September 2025 to 23 October 2025 and Tree Preservation Orders confirmed within this period.

### Recommendation

To note the report.

Parish	Application	Site	Applicant	Proposal	Decision
Barton Turf And Irstead Parish Council	BA/2025/0221/HOUSEH	Kingfishers Hall Road Barton Turf Norfolk NR12 8AR	Mr & Mrs Robert And Anne Mitchell	Front extension & new entryway. New patio windows, rear windows & roof lights.	Approve Subject to Conditions

Parish	Application	Site	Applicant	Proposal	Decision
Dilham Parish Council	BA/2025/0225/CLEUD	Land South Of Broad Fen Lane Dilham Norfolk NR28 9PP	Mr Neil Glover	1) Use of land for siting of a caravan (as defined by the Caravan Sites and Control of Development Act 1960 section 29 & The Caravan Sites Act 1968, Section 13(1))	CLUED Issued
Geldeston Parish Council	BA/2025/0242/NONMAT	Bridge Adjacent To The Locks Inn Locks Lane Geldeston Beccles Norfolk NR34 0HW	Mr Graham Elliott	Change of bridge design, non-material amendment to permission BA/2022/0468/FUL	Approve
Hickling Parish Council	BA/2025/0158/FUL	Pleasure Boat Inn Staithe Road Hickling Norfolk NR12 0YW	Mr Kyle Jennings	Replace 440m of timber quay-heading with interlocking plastic piling & timber capping	Refuse

Parish	Application	Site	Applicant	Proposal	Decision
Horning Parish Council	BA/2024/0399/FUL	On Land At Horning-Knackers Wood WRC Norwich Road Horning NR12 8LX	Wireless Infrastructure Group	Proposed installation of 30m lattice tower supporting 3no. antennas, 1no. 0.3m transmission dish, 9no. RRHs, 2.1m high steel post and 1.8m high chain link fence with 1no. equipment cabinet and 1no. meter cabinet on a concrete base and ancillary development thereto	Approve Subject to Conditions
Ludham Parish Council	BA/2025/0239/HOUSEH	Tonga 1C North West Riverbank Potter Heigham Norfolk NR29 5ND	Mr Jonathan Rogers	Change material of external surfaces from canvas and plastic to wooden cladding to include wooden doors to front and rear and windows to front, side and rear. (Part retrospective)	Approve Subject to Conditions
Potter Heigham Parish Council	BA/2025/0215/HOUSEH	Eveholme 93 North East Riverbank Potter Heigham Norfolk NR29 5NE	Mr Adrian Hunn	Replacement guttering and decking extension (part retrospective)	Approve Subject to Conditions

<b>Parish</b>	<b>Application</b>	<b>Site</b>	<b>Applicant</b>	<b>Proposal</b>	<b>Decision</b>
Potter Heigham Parish Council	BA/2025/0061/APPCON	Mill Cottage North East Riverbank Potter Heigham Norfolk NR29 5NE	Mr Gavin Swain	Details of Conditions 5: Ecological precautionary working method statement, and 7: containment of sediment and run-off statement of permission BA/2024/0086/HOUSEH	Approve
Repps With Bastwick Parish Council	BA/2025/0234/HOUSEH	43 Repps Bank Potter Heigham NR29 5ND	R. Tovey	Replacement of 30 linear metres of timber quay heading	Approve Subject to Conditions
Stalham Town Council	BA/2025/0201/FUL	The Staithe Stalham Norfolk	Stalham Town Council	Installation of 6m x 2m pontoon	Approve Subject to Conditions
Stalham Town Council	BA/2025/0227/ADV	1812 The Staithe Stalham Norfolk NR12 9BY	Mr David Harper	Installation of a new illuminated sign	Approve Subject to Conditions
Thorpe St Andrew Town Council	BA/2025/0226/NONMAT	34 Yarmouth Road Thorpe St Andrew Norwich Norfolk NR7 0EF	Mr Tristan Gordon	Amendments to window sizes, locations and infill panels, non-material amendment to permission BA/2022/0236/FUL	Approve

Parish	Application	Site	Applicant	Proposal	Decision
Trowse With Newton Parish Council	BA/2025/0288/APPCON	Trowse Newton Hall (Ruins) Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Kate Villalgorido	Details of Condition 3: type and mix of lime mortar of permission BA/2025/0177/LBC	Approve
Trowse With Newton Parish Council	BA/2025/0160/APPCON	The Workshop Whitlingham Lane Trowse Norfolk NR14 8TR	Mrs Kate Villalgorido	Details of Conditions 3: landscaping, and 4: Biodiversity Gain plan of permission BA/2024/0187/FUL	Approve
Wroxham Parish Council	BA/2025/0118/FUL	Brynwood Beech Road Wroxham Norfolk NR12 8TP	Mrs J Brown	Replace 76m of timber quay-heading with new timber quay heading.	Approve Subject to Conditions

### Tree Preservation Orders confirmed by officers under delegated powers

Parish	Address	Reference number	Description
Geldeston Parish Council	2A The Street, Geldeston, Norfolk, NR34 0LB	BA/2025/0002/TPO	Trees [T1] - Oak [T2] - Sycamore

Author: Steve Kenny

Date of report: 24 October 2025